



NOTICE OF PUBLIC HEARING

OCP and Zoning Bylaw Amendments

The City of Port Alberni has received an application to amend Official Community Plan Bylaw No. 4602 and Zoning Bylaw No. 5105 to enable residential development of the property.

AMENDING BYLAWS:

- A. "Official Community Plan Amendment (15th Avenue at Montrose Street), Bylaw No. **5110**"
- B. "Zoning Amendment (15th Avenue at Montrose Street) Bylaw No. **5111**"

SUBJECT PROPERTY:

- 1. **15th Avenue at Montrose Street** - a portion of Lot A (DD F39405) of District Lot 113, Alberni District, Plan VIP1044 Except part in Plan VIP5450 (PID: 008-079-820) as shown in heavy line on the map beside.

DETAILS:

The proposed amendments would enable sale and subdivision of the property for residential development.

The OCP land use designation would change from 'Future Residential' to '**Residential**' use and the zoning would change from 'FD Future Development' 'to '**R Primary Residential**' in the Zoning Bylaw.

TO PROVIDE FEEDBACK:

All comments to City Council **must be received before November 24, 2025 at 12:00 P.M.**

- Address correspondence to 'Mayor and Council' c/o 4850 Argyle St., Port Alberni, BC V9Y 1V8
- Include in the subject line: "**Bylaw numbers 5110 and 5111**"
- Include the **name and address** of the person making the submission
- Email correspondence may be sent to: corp_serv@portalberni.ca
- Correspondence may also be hand delivered to the drop box located left of the main entrance to City Hall.

TO SPEAK AT THE PUBLIC HEARING:

- Attend the meeting in person at the date and time of the meeting in City Hall Council Chambers.
- Any person who wishes to speak to this application will be afforded an opportunity during the meeting.

LOOKING FOR MORE INFORMATION?

TO VIEW DOCUMENTS

Copies of the amending bylaws as well as relevant reports, plans, and documents are available for inspection at the **Development Services Department, now located at 4835 Argyle Street**, from 8:30 A.M.-4:30 P.M. Monday through Friday (except Statutory Holidays).

QUESTIONS?

Call the Development Services Department at 250-720-2835, or Email to: developmentservices@portalberni.ca

Public Hearing

November 24, 2025 6:00 PM

City Hall, Council Chambers
4850 Argyle Street
Port Alberni

